

# OFICINAS SANTA CATARINA

Nuevo León, Mexico | Final EDGE Certification | February 2019

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The new FINSA offices are situated within the FINSA Industrial Park of Santa Catarina, which is strategically located in northern Mexico with easy access to central Mexico and Texas. Oficinas Santa Catarina provides a resource-efficient work space for FINSA, one of Mexico's leading industrial real estate companies. The two-story office building has meeting rooms, an on-site warehouse and recreational spaces for staff to gather.

The building's operational costs are expected to decrease by more than one-third because of its green measures that were implemented at no additional cost. Features such as an energy-efficient air conditioning system and occupancy sensors reduce the use of energy while low-flow faucets conserve water. The use of construction materials such as precast concrete panels for external walls reduce the embodied energy in materials.

FINSA believes that building green also positively impacts the lives of those who work within the building. Oficinas Santa Catarina is the first EDGE-certified project by FINSA, but the company hopes that it will be a model for future offices. Oficinas Santa Catarina has received final EDGE certification from GBCI.

**Size**  
243 m<sup>2</sup>



## 34% ENERGY SAVINGS

Reduced window to wall ratio, reflective paint/tiles for the roof, variable refrigerant volume (VRV) cooling system, energy-saving lighting and occupancy sensors are projected to save 34 percent of the energy that a conventional office would require.

**People Impacted**  
20



## 32% WATER SAVINGS

Low-flow faucets in bathrooms, dual-flush water closets and water-efficient faucets for kitchen sinks help reduce water waste and lower utility bills.

**CO<sub>2</sub> Savings**  
12.6 tCO<sub>2</sub>/Year



## 42% LESS EMBODIED ENERGY IN MATERIALS

Controlled use of concrete for floor slabs and internal walls, precast concrete panels for external walls and finished concrete flooring help reduce this project's impact on the environment.